

RETAIL/COMMERCIAL SITE

Northeast Corner of Rittiman Road and Woodlake Center

San Antonio, TX 78244

SUMMARY

- Location:** Northeast corner of Rittiman Road and Woodlake Center just west of FM 78.
- Description:** 2.284 acres having approximately 350 feet of frontage along the northside of Rittiman Road and approximately 200 feet of frontage along the southside of Woodlake Center.
- Zoning:** C-3 & I-1
- Utilities:** WATER - 8" main on Rittiman
16" main along Woodlake Center
- SEWER- 8" main in Woodlake Center
8" main in Rittiman Road
- Prospective purchasers should employ a qualified engineer to provide detailed information regarding utility availability, extension, and capacity as well as development entitlement issues.
- Price:** \$12.00/SQ. FT. (Approximately \$1,193,892.48)
- Comments:** Located at the entrance of Woodlake Business Park. New Pulte Homes Subdivision located across Rittiman Road is under construction as of 10/2019.

John K. Durbin, CCIM
Cell: 210.313.3464
E-Mail: jdurbin@colglazier.com



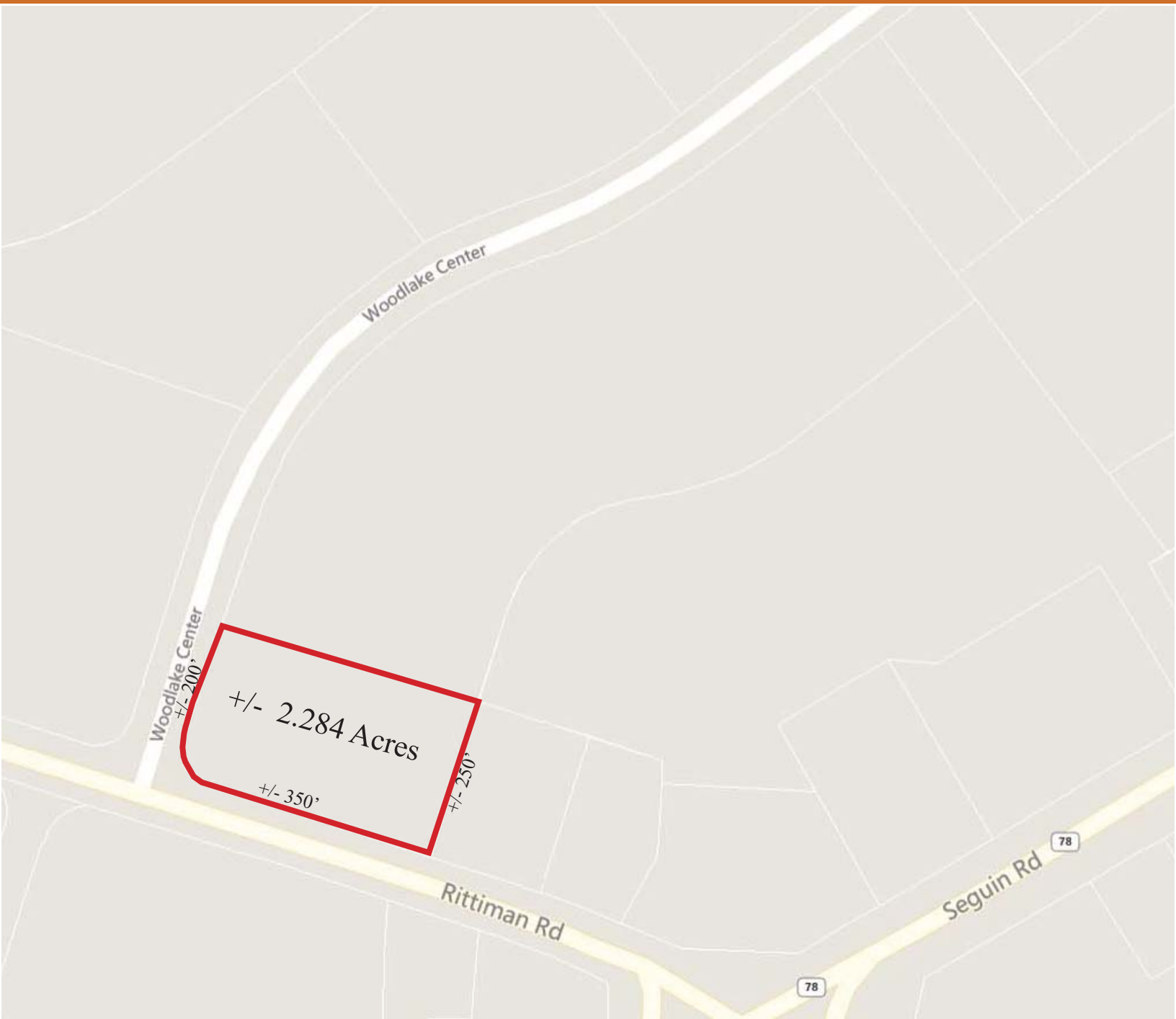
Colglazier Properties, Inc
1000 East Basse Road, Suite 100
San Antonio, TX 78209
www.colglazier.com

John A. Colglazier, Sr., John Durbin, John A. Colglazier, Jr., Cooper N. Boddy, and Kyle W. Kennan are licensed real estate brokers or salesmen in the State of Texas and may or may not be involved in the ownership of this property. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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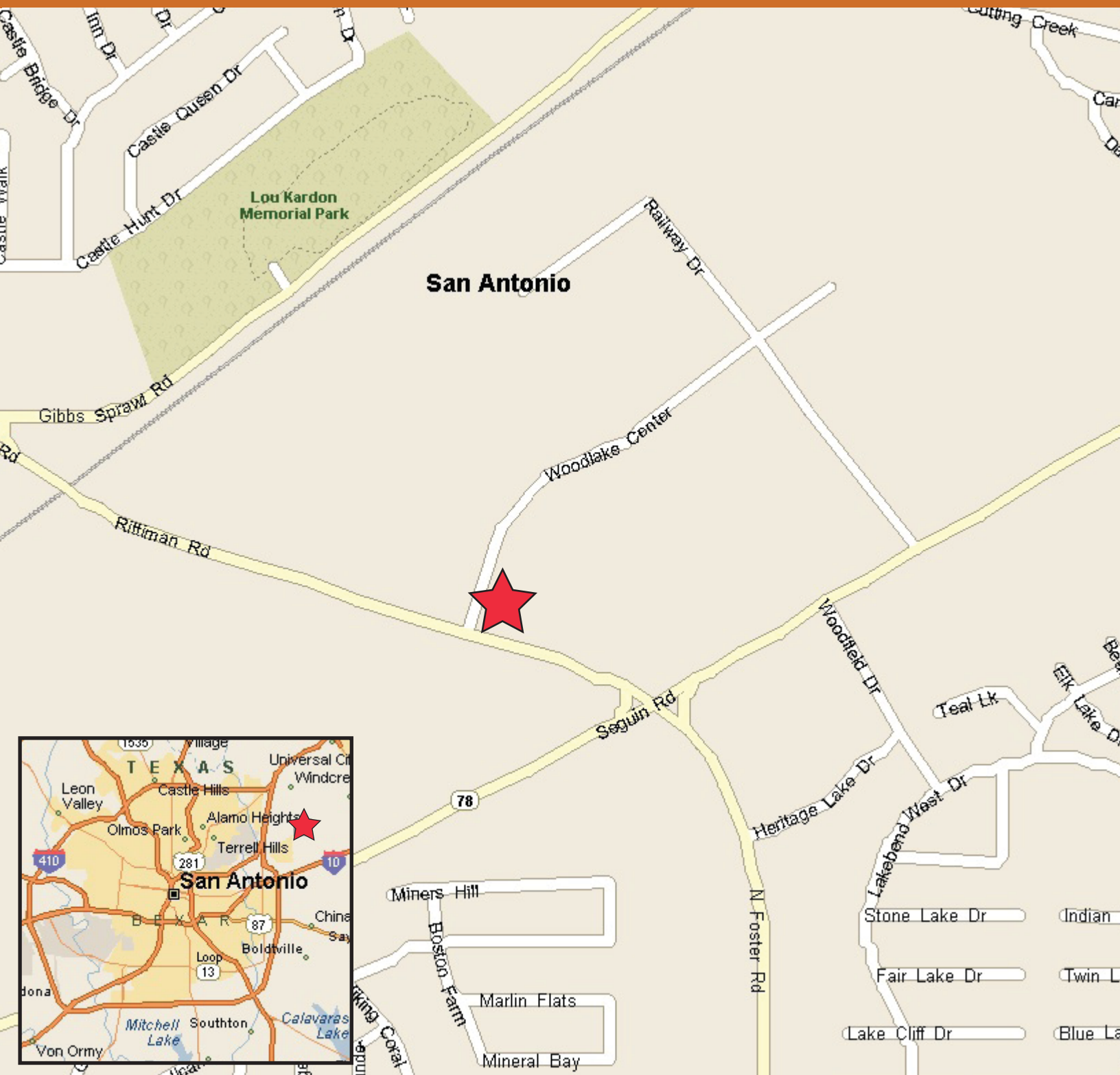
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UPS OWNED

+/- 2.284 Acres
+/- 350'



Seguin Rd



78



N Foster Rd



Pulte Homes
Subdivision
(under construction)

Woodlake Center

Railway

Rittiman Rd

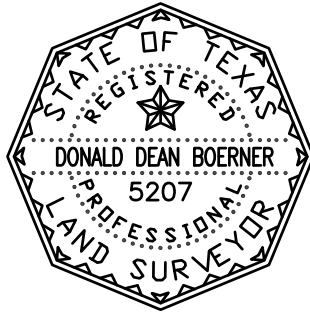
Teal Lake

Village Lake

Woodfield

Woodland Dr

PLAT SHOWING: A 12.099 acre tract out of the Buchard Miller Survey No. 40, Abstract No. 486, County Block 5076, New City Block 17730 in the City of San Antonio, Bexar County, Texas and also being that certain 12.090 acre tract conveyed to G.A. Gilbert Holdings, Ltd., a Texas Limited Partnership by deed recorded in Volume 7231, Pages 326-330, Official Public Records, Bexar County, Texas.



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
DATE 09-20-2016 JOB NO: 16-372

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

GENERAL NOTES:

1) BEARINGS, DISTANCES AND ACREAGE'S SHOWN HEREON AS "RECORD" ARE BASED ON DEED RECORDED IN VOLUME 7231, PAGES 326-330, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

2) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

3) A FIELD NOTE DESCRIPTION WAS PREPARED FOR THIS TRACT.

4) ADJOINERS SHOWN ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY.

TITLE COMMITMENT

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH THE TITLE COMMITMENT PREPARED BY ALAMO TITLE INSURANCE FILE NO. 4041009262 EFFECTIVE DATE: JULY 7, 2016, ISSUED JULY 19, 2016 AND IS SUBJECT ONLY TO THE STATE OF FACTS CONTAINED THEREIN AND RELISTED BELOW:

Schedule B

10a. Easement(s) for purposes therein, recorded in Volume 4705, Page 608, Deed Records, Bexar County, Texas. Does apply shown on the survey.

10b. Easement(s) for purposes therein, recorded in Volume 4533, Page 1754, Real Property Records, Bexar County, Texas. Easement not legible unable to locate.

86' RIGHT-OF-WAY
VOLUME 9200 PAGES 28-31
PLAT RECORDS

WOODLAKE CENTER

R=657.00'
D=55°27'09"
L=635.86'
Cd=N 45°02'29" E 611.34'
RECORD INFO:
R=657.00'
D=55°27'09"
L=635.86'
Cd=N 45°04'01" E 611.34'

9.815 ACRES

LEGEND:

- wv ⊗ WATER METER
- ⊗ FIRE HYDRANT
- PP ⊗ POWER POLE
- OHU— OVERHEAD UTILITIES
- CHAINLINK FENCE

SCALE: 1" = 60'



R=50.00'
D=90°00'00"
L=78.54'
Cd=N 27°41'05" W 70.71'
RECORD INFO:
R=50.00'
D=90°00'00"
L=78.54'
Cd=N 27°39'33" W 70.71'

RITTIMAN ROAD

110' RIGHT-OF-WAY
VOLUME 9200 PAGES 28-31
PLAT RECORDS
VOLUME 9570 PAGES 196-197
PLAT RECORDS

R=743.00'
D=20°39'41"
L=267.93'
Cd=N 62°26'13" E 266.48'
RECORD INFO:
R=743.00'
D=20°39'41"
L=267.93'
Cd=N 62°27'45" E 266.48'

R=237.00'
D=66°03'08"
L=273.22'
Cd=S 50°20'38" W 258.34'
RECORD INFO:
R=237.00'
D=66°03'09"
L=273.22'
Cd=S 50°22'00" W 258.34'

R=473.00'
D=31°15'43"
L=258.08'
Cd=S 67°44'20" W 254.89'
RECORD INFO:
R=473.00'
D=31°15'41"
L=258.08'
Cd=S 67°45'45" W 254.89'

FOUND STEEL ROD WITH
A YELLOW "PAPE
DAWSON" PLASTIC CAP

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A YELLOW "PAPE
DAWSON" PLASTIC CAP

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A YELLOW "PAPE
DAWSON" PLASTIC CAP

POINT OF BEGINNING

LOT 15
BLOCK 3
N.C.B. 17730
WOODLAKE INDUSTRIAL PARK UNIT 8
VOLUME 9583 PAGE 42
PLAT RECORDS

LOT 8
BLOCK 3
N.C.B. 17730

WOODLAKE PARK COMMERCIAL SUBDIVISION
VOLUME 9570 PAGES 196-197
PLAT RECORDS

LOT 8
BLOCK 3
N.C.B. 17730

WOODLAKE PARK COMMERCIAL SUBDIVISION
VOLUME 9570 PAGES 196-197
PLAT RECORDS

LOT 10
BLOCK 3
N.C.B. 17730

WOODLAKE PARK COMMERCIAL
SUBDIVISION
VOLUME 9570 PAGES 196-197
PLAT RECORDS

LOT 9
BLOCK 3
N.C.B. 17730

WOODLAKE PARK COMMERCIAL
SUBDIVISION
VOLUME 9570 PAGES 196-197
PLAT RECORDS

LOT 1
BLOCK 1
N.C.B. 17730

WALGREENS AT RITTIMAN ROAD SUBDIVISION
VOLUME 9532 PAGE 13
PLAT RECORDS

LOT 7
BLOCK 3
N.C.B. 17730

WOODLAKE PARK COMMERCIAL SUBDIVISION
VOLUME 9570 PAGES 196-197
PLAT RECORDS

LOT 17
BLOCK 3
N.C.B. 17730

WOODLAKE INDUSTRIAL PARK - UNIT 7A
VOLUME 9596 PAGE 165
PLAT RECORDS

BUCHARD MILLER
SURVEY NO. 40
ABSTRACT NO. 486
COUNTY BLOCK 5076
NEW CITY BLOCK 17730

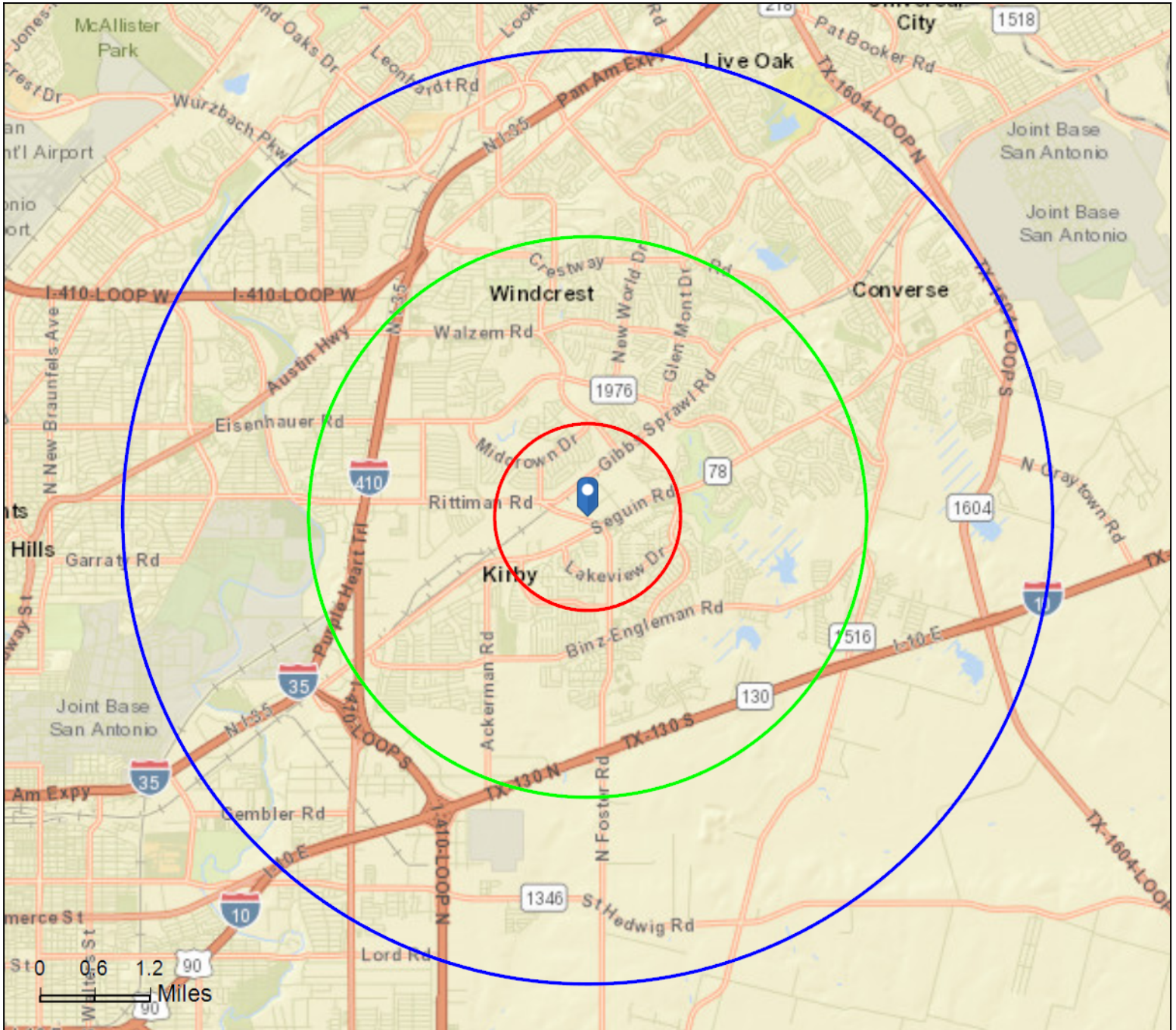
F.M. HIGHWAY NO. 78 (SEGUIN ROAD)



Site Details Map

6000-6298 Woodlake Ctr
6000-6298 Woodlake Ctr, San Antonio, Texas, 78244
Rings: 1, 3, 5 mile radii

Site Details Map
Latitude: 29.48151
Longitude: -98.36335



This site is located in:

- City:** San Antonio
- County:** Bexar County
- State:** Texas
- ZIP Code:** 78244
- Census Tract:** 48029131615
- Census Block Group:** 480291316151
- CBSA:** San Antonio-New Braunfels, TX Metropolitan Statistical Area



Executive Summary

6000-6298 Woodlake Ctr
 6000-6298 Woodlake Ctr, San Antonio, Texas, 78244
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.48151
 Longitude: -98.36335

	1 mile	3 miles	5 miles
Population			
2000 Population	5,119	70,026	148,263
2010 Population	10,541	89,341	185,176
2019 Population	12,294	103,316	213,074
2024 Population	13,314	110,847	229,262
2000-2010 Annual Rate	7.49%	2.47%	2.25%
2010-2019 Annual Rate	1.68%	1.58%	1.53%
2019-2024 Annual Rate	1.61%	1.42%	1.48%
2019 Male Population	48.0%	47.9%	48.2%
2019 Female Population	52.0%	52.1%	51.8%
2019 Median Age	31.5	33.7	34.2

In the identified area, the current year population is 213,074. In 2010, the Census count in the area was 185,176. The rate of change since 2010 was 1.53% annually. The five-year projection for the population in the area is 229,262 representing a change of 1.48% annually from 2019 to 2024. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 31.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	46.8%	50.6%	55.7%
2019 Black Alone	27.3%	25.9%	22.8%
2019 American Indian/Alaska Native Alone	1.0%	1.0%	0.9%
2019 Asian Alone	4.4%	3.3%	3.2%
2019 Pacific Islander Alone	0.4%	0.3%	0.3%
2019 Other Race	15.2%	13.9%	12.1%
2019 Two or More Races	5.0%	5.0%	5.0%
2019 Hispanic Origin (Any Race)	53.7%	49.9%	46.3%

Persons of Hispanic origin represent 46.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.7 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	51	61	63
2000 Households	1,609	23,838	54,147
2010 Households	3,288	29,701	65,775
2019 Total Households	3,816	33,949	74,684
2024 Total Households	4,125	36,258	80,105
2000-2010 Annual Rate	7.41%	2.22%	1.96%
2010-2019 Annual Rate	1.62%	1.46%	1.38%
2019-2024 Annual Rate	1.57%	1.32%	1.41%
2019 Average Household Size	3.22	3.01	2.79

The household count in this area has changed from 65,775 in 2010 to 74,684 in the current year, a change of 1.38% annually. The five-year projection of households is 80,105, a change of 1.41% annually from the current year total. Average household size is currently 2.79, compared to 2.75 in the year 2010. The number of families in the current year is 51,448 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

6000-6298 Woodlake Ctr
 6000-6298 Woodlake Ctr, San Antonio, Texas, 78244
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.48151
 Longitude: -98.36335

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	13.5%	13.1%	14.0%
Median Household Income			
2019 Median Household Income	\$55,417	\$53,698	\$53,388
2024 Median Household Income	\$59,722	\$58,518	\$58,796
2019-2024 Annual Rate	1.51%	1.73%	1.95%
Average Household Income			
2019 Average Household Income	\$63,937	\$65,262	\$67,234
2024 Average Household Income	\$72,537	\$73,952	\$76,648
2019-2024 Annual Rate	2.56%	2.53%	2.66%
Per Capita Income			
2019 Per Capita Income	\$19,946	\$21,415	\$23,797
2024 Per Capita Income	\$22,592	\$24,148	\$27,023
2019-2024 Annual Rate	2.52%	2.43%	2.58%

Households by Income

Current median household income is \$53,388 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$58,796 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$67,234 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$76,648 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$23,797 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$27,023 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	149	155	144
2000 Total Housing Units	1,682	24,957	57,696
2000 Owner Occupied Housing Units	1,071	16,609	33,454
2000 Renter Occupied Housing Units	538	7,228	20,694
2000 Vacant Housing Units	73	1,120	3,548
2010 Total Housing Units	3,572	32,313	72,144
2010 Owner Occupied Housing Units	2,270	20,027	39,584
2010 Renter Occupied Housing Units	1,018	9,674	26,191
2010 Vacant Housing Units	284	2,612	6,369
2019 Total Housing Units	3,941	35,510	79,116
2019 Owner Occupied Housing Units	2,754	22,797	44,714
2019 Renter Occupied Housing Units	1,062	11,152	29,970
2019 Vacant Housing Units	125	1,561	4,432
2024 Total Housing Units	4,260	37,868	84,679
2024 Owner Occupied Housing Units	2,976	24,570	48,521
2024 Renter Occupied Housing Units	1,149	11,689	31,584
2024 Vacant Housing Units	135	1,610	4,574

Currently, 56.5% of the 79,116 housing units in the area are owner occupied; 37.9%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 72,144 housing units in the area - 54.9% owner occupied, 36.3% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 4.19%. Median home value in the area is \$153,149, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.17% annually to \$170,533.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Demographic and Income Profile

6000-6298 Woodlake Ctr
 6000-6298 Woodlake Ctr, San Antonio, Texas, 78244
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 29.48151
 Longitude: -98.36335

Summary	Census 2010	2019	2024
Population	10,541	12,294	13,314
Households	3,288	3,816	4,125
Families	2,556	2,934	3,159
Average Household Size	3.20	3.22	3.23
Owner Occupied Housing Units	2,270	2,754	2,976
Renter Occupied Housing Units	1,018	1,062	1,149
Median Age	29.6	31.5	31.8
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.61%	1.59%	0.77%
Households	1.57%	1.55%	0.75%
Families	1.49%	1.53%	0.68%
Owner HHs	1.56%	1.63%	0.92%
Median Household Income	1.51%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	301	7.9%	275	6.7%
\$15,000 - \$24,999	288	7.5%	269	6.5%
\$25,000 - \$34,999	450	11.8%	430	10.4%
\$35,000 - \$49,999	571	15.0%	562	13.6%
\$50,000 - \$74,999	961	25.2%	1,048	25.4%
\$75,000 - \$99,999	741	19.4%	832	20.2%
\$100,000 - \$149,999	385	10.1%	507	12.3%
\$150,000 - \$199,999	83	2.2%	137	3.3%
\$200,000+	36	0.9%	65	1.6%
Median Household Income	\$55,417		\$59,722	
Average Household Income	\$63,937		\$72,537	
Per Capita Income	\$19,946		\$22,592	

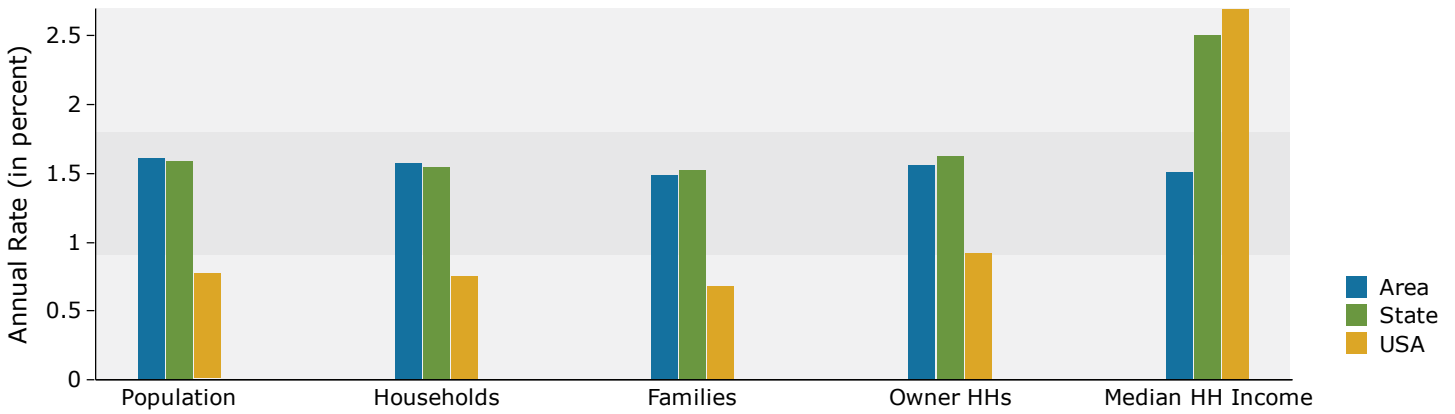
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	960	9.1%	1,024	8.3%	1,114	8.4%
5 - 9	985	9.3%	1,025	8.3%	1,114	8.4%
10 - 14	991	9.4%	994	8.1%	1,126	8.5%
15 - 19	902	8.6%	893	7.3%	961	7.2%
20 - 24	674	6.4%	857	7.0%	814	6.1%
25 - 34	1,641	15.6%	2,025	16.5%	2,332	17.5%
35 - 44	1,617	15.3%	1,729	14.1%	1,973	14.8%
45 - 54	1,330	12.6%	1,470	12.0%	1,442	10.8%
55 - 64	846	8.0%	1,228	10.0%	1,182	8.9%
65 - 74	414	3.9%	737	6.0%	835	6.3%
75 - 84	153	1.5%	267	2.2%	363	2.7%
85+	27	0.3%	45	0.4%	57	0.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,217	49.5%	5,749	46.8%	6,145	46.2%
Black Alone	2,794	26.5%	3,351	27.3%	3,667	27.5%
American Indian Alone	104	1.0%	123	1.0%	133	1.0%
Asian Alone	399	3.8%	538	4.4%	639	4.8%
Pacific Islander Alone	36	0.3%	46	0.4%	53	0.4%
Some Other Race Alone	1,503	14.3%	1,871	15.2%	1,995	15.0%
Two or More Races	487	4.6%	616	5.0%	683	5.1%
Hispanic Origin (Any Race)	5,400	51.2%	6,601	53.7%	7,298	54.8%

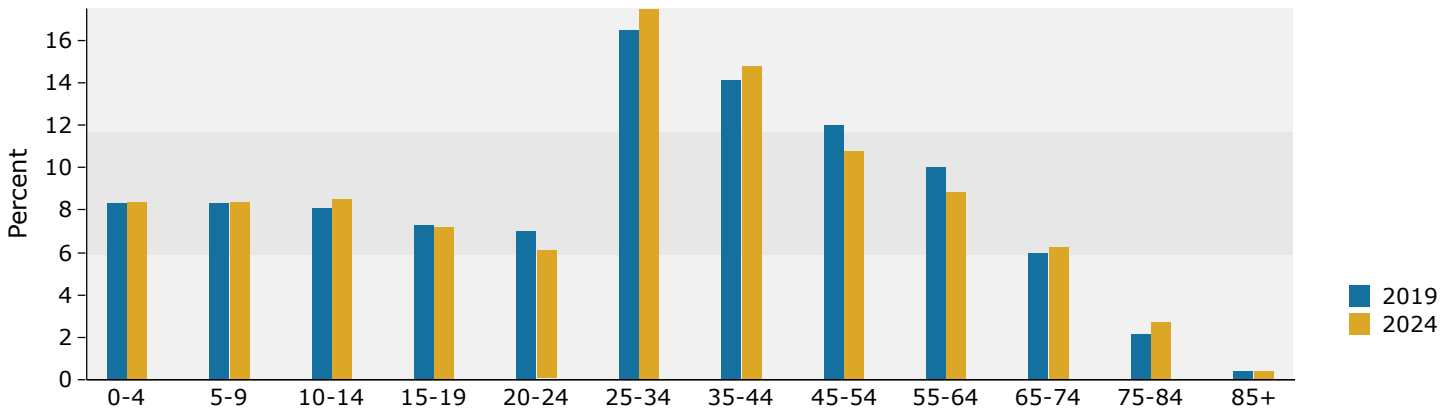
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

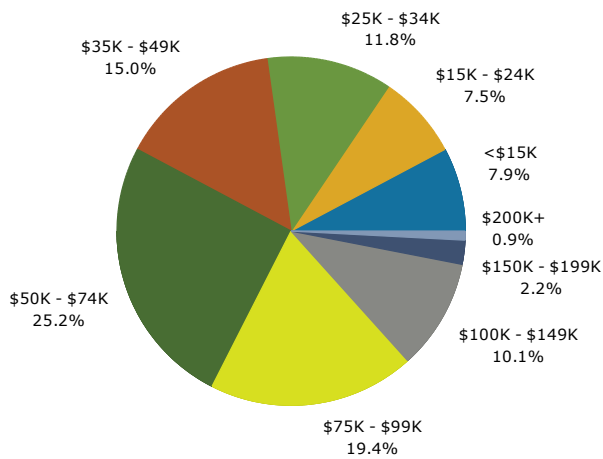
Trends 2019-2024



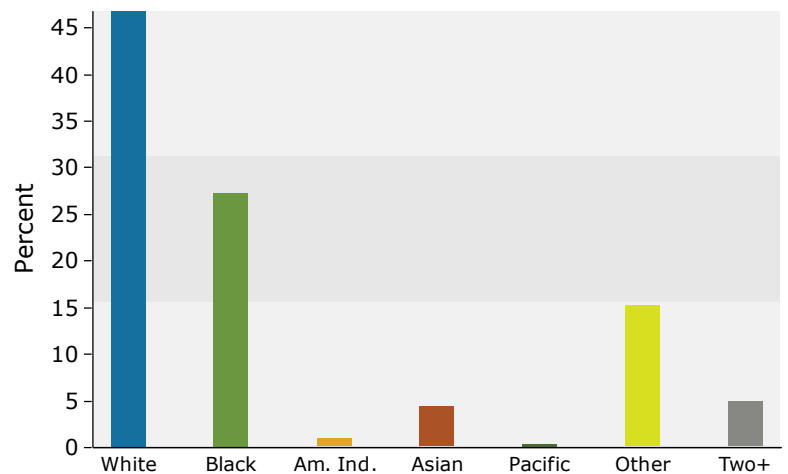
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 53.7%



Demographic and Income Profile

6000-6298 Woodlake Ctr
 6000-6298 Woodlake Ctr, San Antonio, Texas, 78244
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 29.48151
 Longitude: -98.36335

Summary	Census 2010	2019	2024
Population	89,341	103,316	110,847
Households	29,701	33,949	36,258
Families	22,339	25,389	27,068
Average Household Size	2.97	3.01	3.03
Owner Occupied Housing Units	20,027	22,797	24,570
Renter Occupied Housing Units	9,674	11,152	11,689
Median Age	32.3	33.7	33.8
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.42%	1.59%	0.77%
Households	1.32%	1.55%	0.75%
Families	1.29%	1.53%	0.68%
Owner HHs	1.51%	1.63%	0.92%
Median Household Income	1.73%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	3,312	9.8%	3,015	8.3%
\$15,000 - \$24,999	3,420	10.1%	3,161	8.7%
\$25,000 - \$34,999	3,679	10.8%	3,466	9.6%
\$35,000 - \$49,999	4,938	14.5%	4,892	13.5%
\$50,000 - \$74,999	7,537	22.2%	8,096	22.3%
\$75,000 - \$99,999	5,439	16.0%	6,114	16.9%
\$100,000 - \$149,999	3,988	11.7%	5,189	14.3%
\$150,000 - \$199,999	1,075	3.2%	1,559	4.3%
\$200,000+	560	1.6%	766	2.1%
Median Household Income	\$53,698		\$58,518	
Average Household Income	\$65,262		\$73,952	
Per Capita Income	\$21,415		\$24,148	

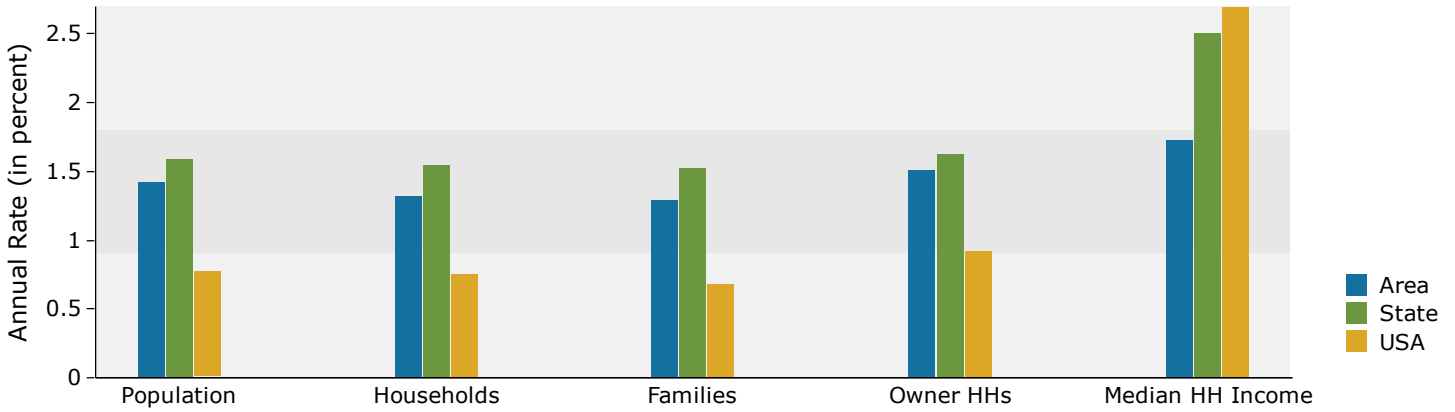
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,390	8.3%	8,025	7.8%	8,708	7.9%
5 - 9	7,467	8.4%	7,816	7.6%	8,459	7.6%
10 - 14	7,531	8.4%	7,597	7.4%	8,394	7.6%
15 - 19	7,264	8.1%	7,049	6.8%	7,488	6.8%
20 - 24	5,729	6.4%	6,999	6.8%	6,682	6.0%
25 - 34	12,635	14.1%	16,125	15.6%	18,037	16.3%
35 - 44	11,696	13.1%	13,244	12.8%	15,082	13.6%
45 - 54	11,915	13.3%	11,749	11.4%	11,657	10.5%
55 - 64	8,968	10.0%	11,569	11.2%	11,094	10.0%
65 - 74	4,783	5.4%	8,049	7.8%	9,107	8.2%
75 - 84	2,825	3.2%	3,642	3.5%	4,591	4.1%
85+	1,138	1.3%	1,451	1.4%	1,547	1.4%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,326	54.1%	52,317	50.6%	54,964	49.6%
Black Alone	21,984	24.6%	26,740	25.9%	29,354	26.5%
American Indian Alone	843	0.9%	1,009	1.0%	1,089	1.0%
Asian Alone	2,535	2.8%	3,385	3.3%	3,991	3.6%
Pacific Islander Alone	242	0.3%	322	0.3%	372	0.3%
Some Other Race Alone	11,373	12.7%	14,367	13.9%	15,313	13.8%
Two or More Races	4,037	4.5%	5,176	5.0%	5,764	5.2%
Hispanic Origin (Any Race)	41,814	46.8%	51,559	49.9%	56,816	51.3%

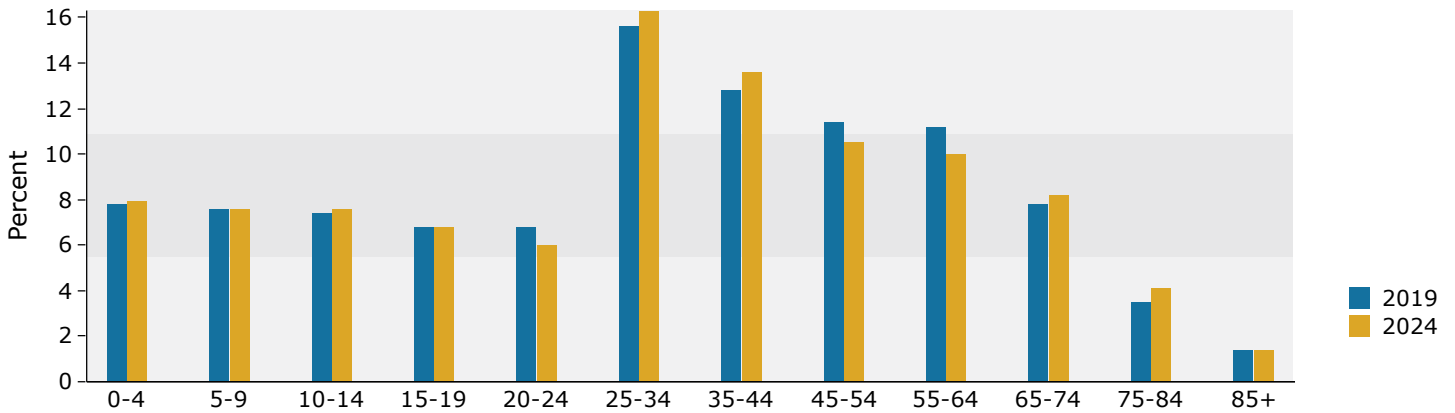
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

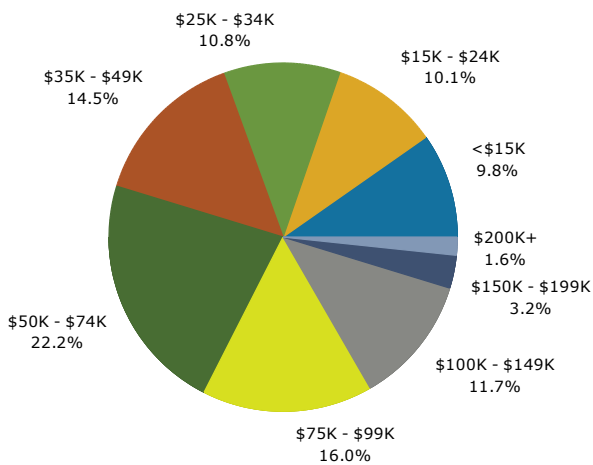
Trends 2019-2024



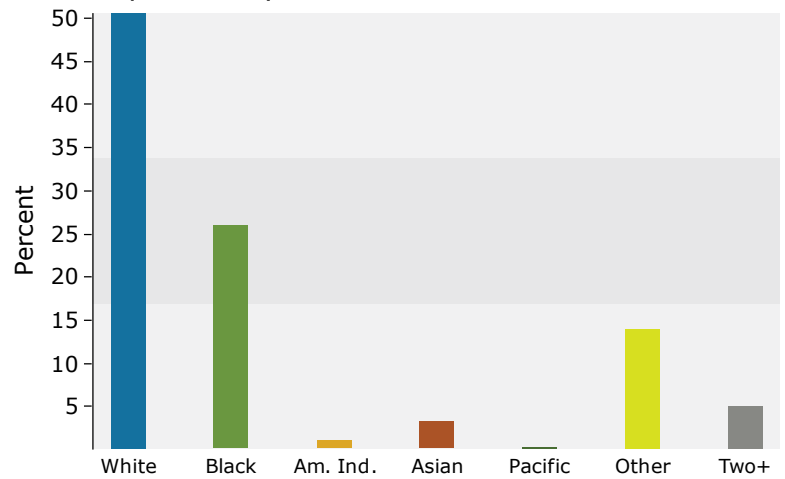
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 49.9%



Demographic and Income Profile

6000-6298 Woodlake Ctr
 6000-6298 Woodlake Ctr, San Antonio, Texas, 78244
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 29.48151
 Longitude: -98.36335

Summary	Census 2010	2019	2024
Population	185,176	213,074	229,262
Households	65,775	74,684	80,105
Families	45,419	51,448	55,110
Average Household Size	2.75	2.79	2.81
Owner Occupied Housing Units	39,584	44,714	48,521
Renter Occupied Housing Units	26,191	29,970	31,584
Median Age	32.8	34.2	34.4
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.48%	1.59%	0.77%
Households	1.41%	1.55%	0.75%
Families	1.38%	1.53%	0.68%
Owner HHs	1.65%	1.63%	0.92%
Median Household Income	1.95%	2.50%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	8,149	10.9%	7,288	9.1%
\$15,000 - \$24,999	7,590	10.2%	6,940	8.7%
\$25,000 - \$34,999	7,707	10.3%	7,251	9.1%
\$35,000 - \$49,999	10,744	14.4%	10,679	13.3%
\$50,000 - \$74,999	15,960	21.4%	17,378	21.7%
\$75,000 - \$99,999	10,932	14.6%	12,456	15.5%
\$100,000 - \$149,999	9,410	12.6%	12,264	15.3%
\$150,000 - \$199,999	2,388	3.2%	3,464	4.3%
\$200,000+	1,804	2.4%	2,384	3.0%
Median Household Income	\$53,388		\$58,796	
Average Household Income	\$67,234		\$76,648	
Per Capita Income	\$23,797		\$27,023	

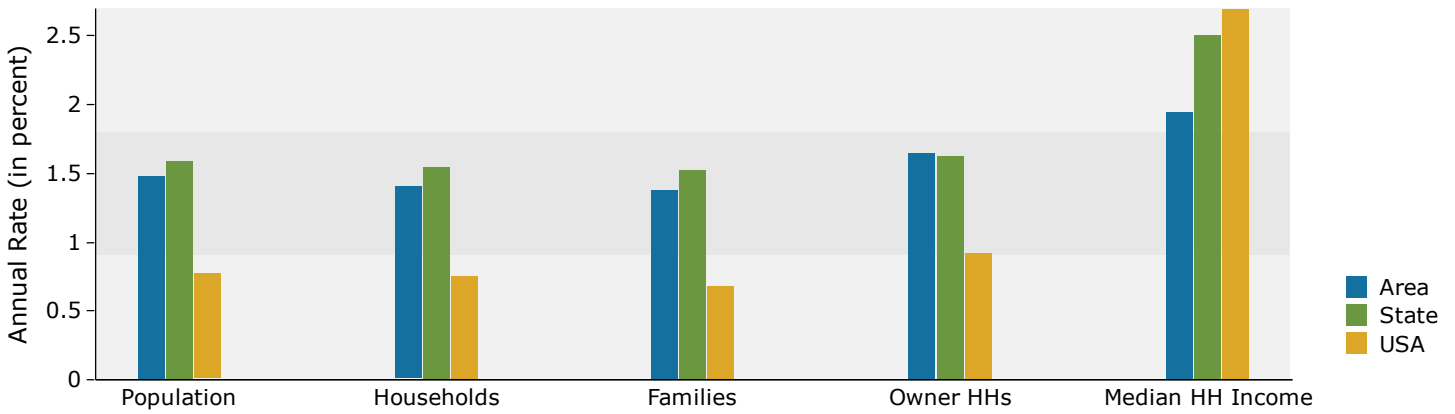
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,848	8.0%	15,785	7.4%	17,139	7.5%
5 - 9	14,588	7.9%	15,425	7.2%	16,546	7.2%
10 - 14	14,206	7.7%	14,996	7.0%	16,351	7.1%
15 - 19	14,046	7.6%	14,326	6.7%	15,339	6.7%
20 - 24	13,415	7.2%	15,147	7.1%	15,112	6.6%
25 - 34	27,215	14.7%	33,333	15.6%	36,345	15.9%
35 - 44	24,199	13.1%	27,297	12.8%	30,947	13.5%
45 - 54	24,469	13.2%	24,234	11.4%	24,417	10.7%
55 - 64	18,800	10.2%	23,881	11.2%	23,378	10.2%
65 - 74	10,547	5.7%	17,121	8.0%	19,487	8.5%
75 - 84	6,321	3.4%	8,206	3.9%	10,510	4.6%
85+	2,523	1.4%	3,321	1.6%	3,692	1.6%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	109,239	59.0%	118,688	55.7%	125,351	54.7%
Black Alone	40,227	21.7%	48,679	22.8%	53,478	23.3%
American Indian Alone	1,543	0.8%	1,836	0.9%	1,990	0.9%
Asian Alone	5,066	2.7%	6,814	3.2%	8,146	3.6%
Pacific Islander Alone	528	0.3%	711	0.3%	828	0.4%
Some Other Race Alone	20,415	11.0%	25,773	12.1%	27,582	12.0%
Two or More Races	8,159	4.4%	10,574	5.0%	11,886	5.2%
Hispanic Origin (Any Race)	79,320	42.8%	98,574	46.3%	109,580	47.8%

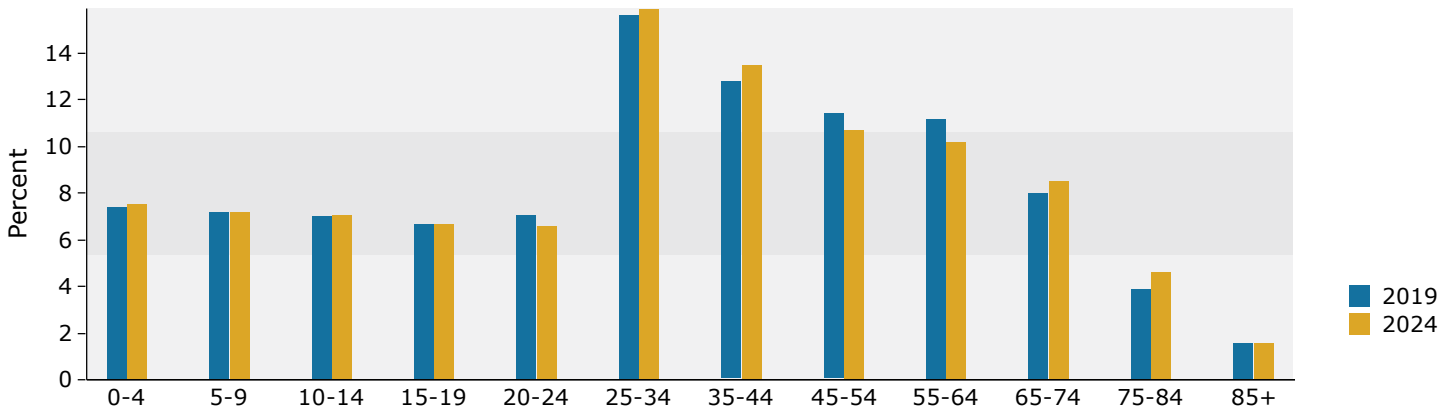
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

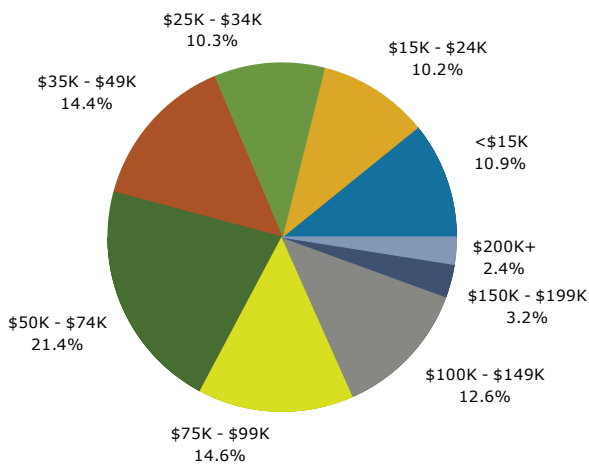
Trends 2019-2024



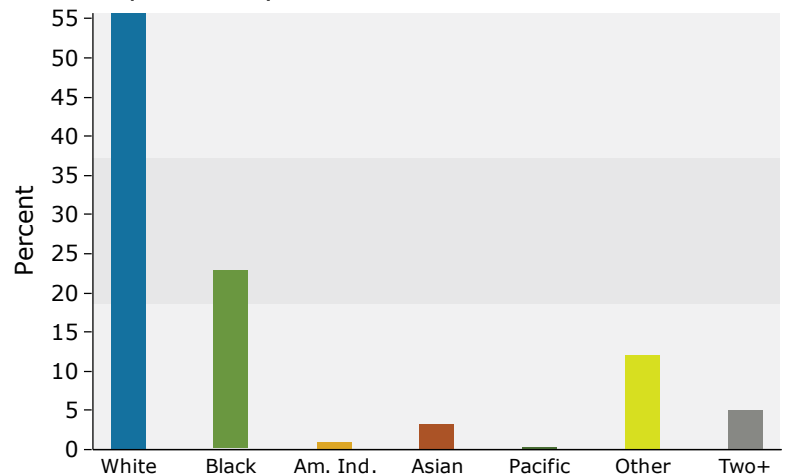
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 46.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Colglazier Properties, Inc.</u>	<u>9003103</u>	<u></u>	<u>(210)821-5644</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>John A. Colglazier</u>	<u>148922</u>	<u></u>	<u></u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John K Durbin</u>	<u>312029</u>	<u>jdurbin@colglazier.com</u>	<u>(210)313-3464</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

Flo-Tex Listing